



# TOWN OF ORLEANS



## AGENDA

### Zoning Board of Appeals

July 29, 2026, 7:00 PM, Nauset Meeting Room, Hybrid

Meeting Link to Join Webinar:

<https://us02web.zoom.us/j/88536524062>

By Phone: (646)558-8656 | By Webinar ID: 885 3652 4062

ORLEANS TOWN CLERK  
*[Signature]*  
2026 JUN 29 10:25 AM

An electronic copy (PDF) of applications has been provided by the Applicants and uploaded to the Town website. Should the Applicants or other persons wish to display, for public viewing in real-time during the hearing, documentary exhibits, correspondence, and/or other visual presentations, all such materials should be submitted to: [zba@orleansma.gov](mailto:zba@orleansma.gov) no later than 4PM Wednesday July 29, 2026. Public comment, questions or correspondence should be sent to: [zba@orleansma.gov](mailto:zba@orleansma.gov)

#### Call to Order

#### Old Business:

#### New Business:

**1. (Continuation from May 20, 2026 and June 24, 2026) Case #2026-06:**

Preservation of Affordable Housing, Housing Assistance Corporation, and Habitat for Humanity Cape Cod have applied for a Comprehensive Permit as set forth in Massachusetts General Law Chapter 40B §§ 20-23. The Applicants are seeking approval to construct and operate 78 units of affordable and moderate-income rental and homeownership housing in multiple phases. The property is located at 66 & 76 Route 6A, Orleans; Map #26, Parcels #22 & 23 and is located in the VC Village Center Zoning District-

The Applicants seek waivers from the Town of Orleans local requirements and regulations as permitted by M.G.L. Chapter 40B §§ 20-23, including, but not limited to, the requirements: to apply to Town or other municipal boards or departments; for building permit and sewer fees for the affordable units; and waivers from the Zoning Bylaw, including the requirement for: 40,000 sq.ft of contiguous upland per dwelling unit and the number of buildings/units per lot (164-20); minimum front yard, minimum side yard, and maximum building height



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(164-21); parking spaces located in side yards (164-22); minimum lot area for single-family homes (164-23); units per acre of upland in the VC District for apartments and units in a single structure (164-31); tree removal within the limit of work (164-33); parking required on the same lot and parking within 10 feet of a lot line (164-34); relief from 164-35 for signage; and waivers from the Subdivision Rules and Regulations, including: lot shape factor for Lot 1 (192-8) and to use HDPE pipe for drainage (192-15B).

*The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Agenda items are not necessarily heard in the order listed. The Chair has discretion to hear scheduled items in any order.*